



**Railway Condominium
Association, Inc.**

FINANCIAL STATEMENTS

December 31, 2020

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INDEPENDENT ACCOUNTANTS' REVIEW REPORT

To the Board of Directors and Members
Railway Condominium Association, Inc.
Key West, Florida

We have reviewed the accompanying financial statements of Railway Condominium Association, Inc., which comprise the balance sheet as of December 31, 2020, and the related statements of revenue, expenses, and changes in fund balance and cash flows for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of Association management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

Accountants' Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

Accountants' Conclusion on the Financial Statements

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Summarized Comparative Information

We have previously reviewed the Railway Condominium Association, Inc.'s 2019 financial statements, and in our conclusion dated March 13, 2020, stated that based on our review, we were not aware of any material modifications that should be made to the 2019 financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America. We are not aware of any material modifications that should be made to the summarized comparative information presented herein as of and for the year ended December 31, 2019, for it to be consistent with the reviewed financial statements from which it has been derived.

Supplementary Information

The accompanying supplementary information, contained in the schedule of changes in accumulated funds for future major repairs and replacements and in the schedule of operating fund revenue and expenses – budget and actual, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management. The supplementary information has been subjected to the review procedures applied in our review of the basic financial statements. We are not aware of any material modifications that should be made to the supplementary information. We have not audited the supplementary information and do not express an opinion on such information.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the information about future major repairs and replacements of common property be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting and for placing the basic financial statements in an appropriate operational, economic, or historical context. Such information is the responsibility of management. We have compiled the required supplementary information in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We have not audited or reviewed the required supplementary information and do not express an opinion, a conclusion, nor provide any form of assurance on it.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida

April 5, 2021

Railway Condominium Association, Inc.
Balance Sheet

<i>December 31,</i>	2020			2019	
	Operating Fund	Replacement Fund	Total	Total (For Comparative Purposes)	
Assets					
Cash	\$ 63,371	\$ 119,238	\$ 182,609	\$	183,042
Certificates of deposit	32,955	22,854	55,809		53,885
Accounts receivable	1,195	-	1,195		2,200
Prepaid expenses	19,811	-	19,811		18,631
Deposits	3,468	-	3,468		3,468
Total assets	\$ 120,800	\$ 142,092	\$ 262,892	\$	261,226
Liabilities and Fund Balance					
Liabilities					
Accounts payable	\$ 2,512	\$ -	\$ 2,512	\$	1,038
Performance obligation	-	142,092	142,092		130,974
Prepaid assessments	5,985	-	5,985		10,836
Total liabilities	8,497	142,092	150,589		142,848
Fund balance	112,303	-	112,303		118,378
Total liabilities and fund balance	\$ 120,800	\$ 142,092	\$ 262,892	\$	261,226

See accompanying notes and independent accountants' review report.

Railway Condominium Association, Inc.
Statement of Revenue, Expenses and Changes in Fund Balance

<i>For the year ended December 31,</i>	2020			2019	
	Operating Fund	Replacement Fund	Total	Total (For Comparative Purposes)	
Revenue					
Regular assessments	\$ 126,960	\$ 3,282	\$ 130,242	\$	126,960
Interest income	1,433	720	2,153		2,562
Miscellaneous income	799	-	799		875
Total revenue	129,192	4,002	133,194		130,397
Expenses					
Administrative	1,056	-	1,056		1,274
Contracted services	36,668	-	36,668		21,258
Insurance	50,416	-	50,416		48,295
Maintenance and repairs	5,494	4,800	10,294		6,925
Professional fees	35,123	-	35,123		32,917
Utilities	5,712	-	5,712		7,402
Total expenses	134,469	4,800	139,269		118,071
Excess (deficit) of revenue over expenses	(5,277)	(798)	(6,075)		12,326
Beginning fund balance	117,580	798	118,378		106,052
Ending fund balance	\$ 112,303	\$ -	\$ 112,303	\$	118,378

See accompanying notes and independent accountants' review report.

Railway Condominium Association, Inc.
Statement of Cash Flows

<i>For the year ended December 31,</i>	2020			2019	
	Operating Fund	Replacement Fund	Total	Total (For Comparative Purposes)	
Operating activities					
Excess (deficit) of revenue over expenses	\$ (5,277)	\$ (798)	\$ (6,075)	\$	12,326
Changes in operating assets and liabilities:					
Accounts receivable	1,005	-	1,005		(1,565)
Prepaid expenses	(1,180)	-	(1,180)		359
Accounts payable	1,474	-	1,474		379
Prepaid assessments	(4,851)	-	(4,851)		3,682
Performance obligation	-	11,118	11,118		14,400
Net cash provided (used) by operating activities	(8,829)	10,320	1,491		29,581
Investing activities					
Purchase of certificates of deposit	(1,416)	(508)	(1,924)		(2,039)
Net cash provided (used) by investing activities	(1,416)	(508)	(1,924)		(2,039)
Net change in cash	(10,245)	9,812	(433)		27,542
Cash at beginning of year	73,616	109,426	183,042		155,500
Cash at end of year	\$ 63,371	\$ 119,238	\$ 182,609	\$	183,042

See accompanying notes and independent accountants' review report.

Railway Condominium Association, Inc.

Notes to Financial Statements

NOTE 1: DESCRIPTION OF THE ORGANIZATION

Railway Condominium Association, Inc., a Florida not-for-profit corporation, was formed on November 30, 2007. Membership in the Association consists of the 38 residential unit owners of the condominium. The development is located on approximately .38 acres in Key West, Florida.

The Association was organized for the purpose of maintaining and protecting the elements owned by the unit owners in common, including recreational areas, green areas, parking garage, etc. Disposition of common area property requires consent of the members according to the governing documents and Florida Statutes.

Most policy decisions, except the annual budget and owners' assessments which are approved by the owners, are formulated by the Board of Directors. Decisions are referred to the general Association membership before action is taken, when so required by the governing documents of the Association.

Management and accounting services are provided to the Association by The Community Association Company.

The Association is regulated by the "Key West Work Force Housing Code" city code section 122-1465 etc., seq. of the City of Key West Code and subject to a 99 year land lease (at \$1 per year) to Old Town Key West Development, LLC.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Presentation

The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP). The Financial Accounting Standards Board (FASB) provides authoritative guidance regarding U.S. GAAP through the Accounting Standards Codification (ASC) and related Accounting Standards Updates (ASUs). The financial statements include certain prior year summarized comparative information in total but not by fund. Also, certain prior year disclosures are not included. Such information does not include sufficient detail to constitute a presentation in conformity with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Association's financial statements for the year ended December 31, 2019, from which the summarized information was derived.

Railway Condominium Association, Inc.

Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Estimates

The preparation of U.S. GAAP financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and changes therein, disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Funds

The Association is a not-for-profit organization which employs the fund method of accounting in order to properly account for restrictions on the expenditures resulting from actions of the Board of Directors, the Association voting membership, or applicable Florida Statute. The financial statements segregate the accounting for such funds as either Operating or Replacement Funds. At the end of the year, excess funds are retained by the fund generating such excess during the year.

The Operating Fund is used to account for financial resources available for the general operation of the Association. Disbursements from the Operating Fund are generally at the discretion of the Board of Directors.

The Replacement Fund is generally used to account for assessments made for major repair and replacement of common property, and related expenses. Disbursements from the Replacement Fund may only be utilized in accordance with Florida Statutes and the purposes established by the Board of Directors and the Association membership. Interest income earned in the Replacement Fund is allocated to the components in the Replacement Fund on a prorata basis based on beginning balances.

Cash Equivalents

Cash and cash equivalents include cash and all highly-liquid debt instruments with an original maturity of 90 days or less.

Accounts Receivable from Owners and Allowance for Doubtful Accounts

Accounts receivable from owners are reported at the outstanding balance due from owners, net of any allowance for doubtful accounts. The Association provides for doubtful accounts based on experience and analysis of individual accounts. When the collectability of a receivable becomes questionable, an allowance for doubtful accounts is established. When specific accounts are determined to be uncollectable, they are written off by charging the allowance and crediting the receivable. Since management considers all receivables to be collectible at December 31, 2020, no allowance has been established at this time.

Railway Condominium Association, Inc.

Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Prepaid Expenses

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items on the Balance Sheet. These items will be expensed over the applicable usage periods.

Capitalization and Depreciation

Real property acquired by the Association is capitalized when it (a) is used to generate significant cash flows from members on the basis of usage or from nonmembers or (b) can be disposed of for cash with the Association retaining the proceeds. Real property acquired by the Association that does not meet these guidelines is not capitalized, and accordingly, replacements, major repairs, and improvements to this property are not capitalized; instead, they are reported as expenses in the fund making the expenditure. Real property that does not meet the criteria to capitalize is identified in Note 1.

Contract Assets and Liabilities

Contract assets represent revenue recognized in excess of amounts billed. No such amounts are reported on the Balance Sheet as of December 31, 2020. Contract liabilities represent revenue collected in advance of the contract period or amounts billed in excess of revenue recognized. These liabilities are reported on the Balance Sheet as prepaid assessments and performance obligation liabilities.

Revenue Recognition

The Association recognizes revenue when performance obligations under the terms of contracts with customers are satisfied. Revenue is recognized in an amount that reflects the consideration to which an entity expects to be entitled in exchange for those goods or services. For purposes of this Association, the definition of customers includes the Association's members.

Subsequent Events

Management has evaluated subsequent events through the date that the financial statements were available to be issued, April 5, 2021 and determined there were no events that occurred that required disclosure. No subsequent events occurring after this date have been evaluated for inclusion in these financial statements.

Railway Condominium Association, Inc.
Notes to Financial Statements

NOTE 3: OWNERS' ASSESSMENTS

Revenue and expenses are allocated to the unit owners equally, and accordingly, assessment rates are established using this formula. The rate for 2020 was \$310 per unit per month. Budgeted assessments for the year ended December 31, 2020 totaled \$141,360, of which \$14,400 was allocated to the Replacement Fund.

The following table reconciles budgeted regular assessments to the amounts recognized as assessment revenue in the Statement of Revenue, Expenses and Changes in Fund Balance:

<i>For the year ended December 31,</i>	2020		
	Operating Fund	Replacement Fund	Total
Budgeted regular assessments	\$ 126,960	\$ 14,400	\$ 141,360
Amounts released from performance obligation	-	3,282	3,282
Less additions to performance obligation	-	(14,400)	(14,400)
Total assessments	\$ 126,960	\$ 3,282	\$ 130,242

NOTE 4: REVENUE RECOGNITION

As disclosed in Note 2 to the financial statements, the Association's customers consist of its members, which are unit owners within the condominium. The contracts between these customers and the Association primarily relate to maintaining, managing and providing access to the property and amenities owned in common by the unit owners.

Performance Obligations

The Association's revenue is derived primarily from assessments to its members. The Association generally recognizes its revenue from contracts with customers over time with the exception of reserve assessments, which are being recognized at a point in time. As of December 31, 2020, the Association has reported a performance obligation liability totaling \$142,092, relating to the future major repair and/or replacement of specific components of common property. The assessments related to this performance obligation are generally reported in the Replacement Fund and will be recognized as revenue at the point in time when the funds are expended for their designated purpose.

Railway Condominium Association, Inc.
Notes to Financial Statements

NOTE 4: REVENUE RECOGNITION (Continued)

Significant Judgments

For those revenue items recognized over time, the Association generally utilizes the input method of measurement, where revenue is recognized based on the Association's efforts towards the satisfaction of a performance obligation. For Operating Fund amounts, revenue is recognized as time elapses and the Association performs routine maintenance, protection and management of the common area property. For Replacement Fund amounts, the Association recognizes revenue at the point in time when reserve expenses are incurred.

Disaggregated Revenue

The Association derives its revenue from various activities and sources having different qualitative factors that may affect the amount, timing, or uncertainty of revenues and cash flows. The following chart contains disaggregated revenue information that reflects these qualitative factors:

<i>For the year ended December 31,</i>	2020
<i>Recognized over time</i>	
Operating fund assessments	\$ 126,960
Other revenue	799
<i>Recognized at a point in time</i>	
Replacement fund assessments	3,282
<i>Not subject to ASC Topic 606</i>	
Interest income	2,153
Total revenue	\$ 133,194

The following table presents information about accounts receivable, contract assets, and contract liabilities:

<i>For the year ended December 31,</i>	2020
Accounts receivable - beginning balance	\$ 2,200
Accounts receivable - ending balance	1,195
Contract assets - no beginning or ending balance for the year	
Contract liabilities:	
Prepaid assessments - beginning balance	10,836
Prepaid assessments - ending balance	5,985
Performance obligation liabilities - beginning balance	130,974
Performance obligation liabilities - ending balance	142,092

Railway Condominium Association, Inc.

Notes to Financial Statements

NOTE 5: FUTURE MAJOR REPAIRS AND REPLACEMENTS

The Association's governing documents require the Association to accumulate funds for future major repairs and replacements, unless otherwise decided by the voting membership. The Association has adopted a program to accumulate funds for future major repairs and replacements through regular assessments. The Association uses the straight-line (i.e. component) method of funding the Replacement Fund components.

The Board of Directors annually reviews the major components of common property. As a part of this review, the Board re-evaluates the estimated remaining useful lives and the estimated replacement costs of each of the components of the Replacement Fund based on an independent study prepared in 2015 and updated by the Board in 2020.

The Association is funding for future major repairs and replacements over the estimated useful lives of the components based on their study's estimates of replacement costs and considering amounts previously accumulated in the Replacement Fund. Accordingly, the funding amount of \$14,400, based on a full funding plan, was included in the 2020 budget.

Actual expenditures, however, may vary from the estimated amounts and the variations may be significant. Therefore, amounts accumulated in the Replacement Fund may not be adequate to meet future needs. If additional funds are needed, the Association has the right to increase regular assessments, to levy special assessments, or it may delay major repairs and replacements until funds are available.

NOTE 6: INCOME TAXES

The Association elected to file its tax return for 2020 as a homeowner association on Form 1120-H. As such, the Association must comply with Internal Revenue Code (IRC) Section 528, which applies specifically to homeowner associations. Under IRC Section 528, the Association is not taxed on income and expenses directly related to its exempt purpose, which is the management, maintenance and protection of Association property. However, net nonexempt function income, such as interest income and revenues from nonmembers, is taxed for federal purposes at a flat 30% rate. For the year ended December 31, 2020, the Association had no net nonexempt income. Therefore, no provision for federal income has been recorded for the year ended December 31, 2020. State income taxes do not apply to associations that qualify under IRC Section 528.

Railway Condominium Association, Inc.

Notes to Financial Statements

NOTE 6: INCOME TAXES (Continued)

Accounting principles generally accepted in the United States of America require management to evaluate tax positions taken by the Association and recognize a tax liability if the Association has taken an uncertain position that more likely than not would not be sustained upon examination by the IRS. Management has analyzed the tax positions taken by the Association and has concluded that as of December 31, 2020, there are no uncertain positions taken or expected to be taken that would require recognition of a liability or disclosure in the financial statements. The Association's policy is to record interest expense or penalties related to income tax in (operating) expense. For the year ended December 31, 2020, no interest or penalties were paid or accrued. The Association is subject to routine audits by taxing jurisdictions; however, there are no audits for any tax periods in progress. The Association's management believes it is no longer subject to income tax examinations for years prior to 2017.

NOTE 7: CREDIT RISK

The Association assesses regular and special assessments to its members. It is the Association's policy to turn over significantly past due accounts for collection and to file liens against the individual units. Should the collection of any such liens be enforced by the sale of the unit, the collectability of the receivable is dependent on the quick sale market value of the unit, and the amount of any such other liens that have priority. Market value may be influenced by the real estate market in Key West, Florida.

NOTE 8: WINDSTORM DEDUCTIBLE

The insurance policies for windstorm coverage renewed July 2020 and April 2020. The deductible amount for named hurricane storms is estimated at \$166,000, which represents 3% of the insured value of the residential building. In addition, the Association's windstorm policy is underwritten by the State of Florida's Citizens Property Insurance Corporation (Citizens). In the event Citizens incurs a deficit that exceeds the amount collected via regular premiums, an emergency assessment may be levied. The Association may be required to pay substantially more in insurance premiums relating to the year for which the emergency assessment is levied.

NOTE 9: CERTIFICATES OF DEPOSIT

At December 31, 2020, the Association had \$32,955 of Operating Fund monies and \$22,854 of Replacement Fund monies in certificates of deposit at various financial institutions. The carrying value of these certificates of deposit is at cost plus accrued interest, which approximates fair value. These certificates bear interest at 2.25% and mature July 2022.

Railway Condominium Association, Inc.
Notes to Financial Statements

NOTE 10: CONTINGENCY

In March 2020, the World Health Organization made the assessment that the outbreak of a novel coronavirus (COVID-19) can be characterized as a pandemic. As a result, uncertainties have arisen that may have a significant negative impact on the operating activities and results of the Association. The occurrence and extent of such an impact will depend on future developments, including (i) the duration and spread of the virus, (ii) government quarantine measures, (iii) voluntary and precautionary restrictions on travel or meetings, (iv) the effects on the financial markets, and (v) the effects on the economy overall, all of which are uncertain.

Supplementary Information

Railway Condominium Association, Inc.
Schedule of Changes in Accumulated Funds for Future Major Repairs and Replacements

For the year ended December 31,

2020

Component	Beginning Balance	Additions	Subtractions	Ending Balance
Mechanical and electric	\$ 11,703	\$ 3,610	\$ -	\$ 15,313
Painting	35,176	8,225	(4,800)	38,601
Roads	12,514	1,591	-	14,105
Roof	67,942	372	-	68,314
Site improvements	4,437	1,322	-	5,759
Total	\$ 131,772	\$ 15,120	\$ (4,800)	\$ 142,092

December 31,

2020

Performance obligation liability	\$ 142,092
Replacement fund balance	-
Total	\$ 142,092

See independent accountants' review report.

Railway Condominium Association, Inc.
Schedule of Operating Fund Revenue and Expenses – Budget and Actual

For the year ended December 31,

2020

	Actual	Budget	Variance - Favorable (Unfavorable)
Revenue			
Regular assessments	\$ 126,960	\$ 126,960	\$ -
Interest income	1,433	600	833
Miscellaneous income	799	56,792	(55,993)
Total revenue	129,192	184,352	(55,160)
Expenses			
Administrative	1,056	900	(156)
Bad debt and operating reserve	-	42,498	42,498
Contingency	-	11,734	11,734
Contracted services	36,668	22,200	(14,468)
Insurance	50,416	49,420	(996)
Maintenance and repairs	5,494	14,400	8,906
Professional fees	35,123	35,400	277
Utilities	5,712	7,800	2,088
Total expenses	134,469	184,352	49,883
Excess (deficit) of revenue over expenses	\$ (5,277)	\$ -	\$ (5,277)

See independent accountants' review report.

Railway Condominium Association, Inc.
Supplementary Information on Future Major Repairs and Replacements

The following table is based on the Board’s review and presents significant information about the components of common property:

Component	Estimated Remaining Life (Years)	Estimated Replacement Cost	Accumulated Funds at 12/31/20
Mechanical and electric	7-17	\$ 40,210	\$ 15,313
Painting	3	57,000	38,601
Roads	9	19,025	14,105
Roof	12	59,395	68,314
Site improvements	12	14,822	5,759
Total		\$ 190,452	\$ 142,092

See independent accountants’ review report.